



**Hidalgo County
Planning
Department**

T.J. Arredondo, CFM
Director of Planning

Main Office

1304 S. 25th Street
Edinburg, Texas 78542
Phone (956) 318-2840
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Engineering Projects Office

902 N. Doolittle Road
Edinburg, Texas 78542
Phone (956) 292-7080
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Precinct No. 1 Substation

1902 Joe Stephens Ave.
Weslaco, Texas 78596
Phone (956) 968-4734
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Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

MEMORANDUM

**To: JUDGE RAMON GARCIA
COUNTY COMMISSIONER'S COURT**

From: T.J. ARREDONDO, CFM, DIRECTOR OF PLANNING

Date: APRIL 6, 2016

Re: LOS OSOS PH. 1 SUBDIVISION – PCT. 4

ON FEBRUARY 23, 2016, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF THIRTEEN THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$13,750.00) WAS USED TO SECURE THE FUNDS FOR THE SUBDIVISION FILL DIRT AND LOT GRADING.

THE DEVELOPER IS REQUESTING THE REIMBURSEMENT IN THE AMOUNT OF THIRTEEN THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$13,750.00) FROM THE CASH DEPOSIT. ATTACHED IS AN ONSITE INSPECTION REPORT FROM OUR DEPARTMENT DOCUMENTING THAT THE IMPROVEMENTS HAVE BEEN COMPLETED.

STAFF HAS NO OBJECTION TO THE APPROVAL FOR REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF THIRTEEN THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$13,750.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

CASH DEPOSIT

ORIGINAL AMOUNT	\$13,750.00
REIMBURSEMENT	\$13,750.00
BALANCE REMAINING	\$0

***** END OF MEMORANDUM *****



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HIDALGO COUNTY PLANNING DEPARTMENT	
UTILITY CERTIFICATE REVIEW FEE Acct # - 1100-341-30-210-003-0-000 Permit No. _____ TOTAL _____	Date <u>2/12</u> 20 <u>16</u> Received of: <u>Oso Valley Ventures</u> \$ <u>13,750.00</u> <u>Thirteen thousand seven hundred fifty</u> Dollars
SUBDIVISION FEES Acct # - 1100-341-30-210-001-0-000 Filing / Review Fee _____ 2% Inspection Fee _____ Maps _____ Subd. Rules Book _____ Other _____ TOTAL _____	Subdivision: <u>Los Osos Ph. I. Subdivision</u> Cash _____ Check # <u>1051</u> M.O. # _____
ESCROW 1/3 Paving _____ Septic Tank - _____ Acct # - 1100-211-00-000-018-0-000 Other _____ Acct # - 1100-211-00-000-026-0-000 TOTAL <u>13,750.00</u>	Received by: <u>Ji Ni</u> Precinct No. <u>2/4</u> RECEIPT <u>73127-2/4</u> COUNTY AUDITOR'S FORM RE-FD-001

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

OSO VALLEY VENTURES
5711 N 10TH STREET
MCALLEN, TX 78501
956-682-4128

VANTAGE BANK TEXAS
MCALLEN, TX 78501
88-1258/1149

1051

2/10/16

PAY TO THE ORDER OF Hidalgo County \$ 13,750.00
Thirteen Thousand Seven Hundred Fifty DOLLARS

MEMO Fill 16 graded

⑈001051⑈ ⑆114912589⑆ 2700617852⑈



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PLANNING DEPARTMENT

COUNTY OF HIDALGO

1304 South 25th Street
Edinburg, Texas 78539

Tel. (956) 318-2840 • Fax. (956) 318-2844

www.co.hidalgo.tx.us

LOS OSOS

ONSITE INSPECTION

WATER FACILITIES:

- [Water services and meter boxes are installed.](#)
- [All fire hydrants have been installed.](#)

OSSF / SANITARY SEWER:

- [Sanitary sewer clean out services have been installed.](#)

PAVING:

- [All street have been constructed to county specification with curb and gutter.](#)
- [Street testing from laboratory have been submitted.](#)
- [All street signs with stop and street names have been installed.](#)
- [Type III barricade has been installed at Legacy Lane.](#)
- [24" thermoplastic stop bar have been installed at subdivision entrances and Mandarin Dr.](#)

DRAINAGE:

- [Drain ditch widening has been completed and HCDD#1 has approved construction.](#)
- [Road side ditch has been widen and culvert with safety ends have been installed.](#)
- [Storm drainage system has been installed in accordance with county specifications.](#)
- [Outfall discharge structure was built as per plans.](#)
- [End wall RIP-RAP for RCP has been constructed as per plan.](#)

OTHER IMPROVEMENTS:

- [All lots have been staked.](#)
- [Lots are free of brush debris.](#)
- [N 83rd Rd ROW has been cleared.](#)
- [All lots on phase 1 have been grade to .5% slope as per Hidalgo county Subdivision Rules.](#)

You may contact me at (956)318-2840 with any questions regarding this report.

Respectfully,
Hidalgo County Planning Department

Guillermo A. Rodriguez
Operations Field Inspector

Date 04-05-2016